

ORANGE AFFORDABLE HOUSING COMPLIANCE

Project Name and Address	Tenant Type	Public Funding Sources	Starting Year of Restrictions	Ending Year of Restrictions	Set-Aside / LMIHAF Expenditures	HOME Expenditures	Total	Total Number of Units	Number of Assisted Units	Number of Bedrooms	Set-Aside/City Units By Income Level						HOME Units by Income Level*			Density Bonus Units by Income Level		Tax Credit Units by Income Level						
											30%	40%	50%	55%	60%	80%	120%	50%	60%	80%	50%	80%	40%	50%	60%			
Adams Triplex I 1837-1841 East Adams Avenue Orange, CA 92867	Family	Housing Set-Aside HOME	1997	2027	\$43,974	\$87,947	\$131,921	3	3	1 2 3									1 2									
Adams Triplex II 1915-1919 East Adams Avenue Orange, CA 92867	Family	Housing Set-Aside HOME	1998	2053	\$56,925	\$227,700	\$284,625	3	3	1 2 3									1 2									
Adams Triplex III 1741-1745 East Adams Avenue Orange, CA 92867	Family	Housing Set-Aside	1999	2054	\$149,820	\$0	\$149,820	3	3	1 2 3			1				1	1										
Alice Clark Orange Blossom Apartments 141 East Walnut Avenue Orange, CA 92867	Elderly	Housing Set-Aside	1997	2052	\$271,775	\$0	\$271,775	4	4	1 2 3			3 1															
Chestnut Place/Fairway Manor 1745 East Fairway Drive Orange, CA 92866	Elderly	Housing Set-Aside	1996	2051	\$960,718	\$0	\$960,718	50	49	1 2 3			24									13			12			
Citrus Grove Apartments 1120 North Lemon Street Orange, CA 92867	Family	HOME Housing Set-Aside	2010	2065	\$6,030,919	\$1,700,000	\$7,851,785	57	56	1 2 3	4 2	4 2	12 6		10 5				8 3									
Esplanade Street Apartments 264-280 South Esplanade Street Orange, CA 92869	Family	Housing Set-Aside County CDBG (from Theo Lacy Settlement)	2001	2056	\$1,126,129	\$0	\$1,126,129	27	27	1 2 3			24			3												
Harmony Creek Senior Apartments 1616 East Rock Creek Drive Orange, CA 92866	Elderly	HOME Tax Credits	1997	2052	\$0	\$317,250	\$317,250	83	41	1 2 3									Any 10 of the tax credit units are also considered HOME units.					13 3	20 5			
Hoover Avenue Apartments I 108-118 West Hoover Avenue Orange, CA 92867	Family	Housing Set-Aside	2006	2071	\$3,313,234	\$0	\$3,313,234	20	20	1 2 3			16 4															
Hoover Avenue Apartments II 218-228 West Hoover Avenue Orange, CA 92867	Family	HOME Housing Set-Aside	2007	2072	\$2,028,774	\$1,746,192	\$3,774,966	20	20	1 2 3			2 4						14									
Huang, Yu Ming 191 N. Parker Street; 628 & 642 W. Maple Avenue, Orange, CA 92868	Family	Density Bonus	1991	In Perpetuity	No Expenditures			8	2	1 2 3												2						
The Knolls/Villa Santiago 3138 East Maple Avenue Orange, CA 92869	Family	Housing Set-Aside Tax Credits Tax Exempt Bonds	1996	2051	\$7,500,000	\$0	\$7,500,000	260	258	1 2 3					258													
Lemon Grove Apartments 1148 North Lemon Street Orange, CA 92867	Family	LMIHAF HOME	2017	2072	\$6,750,000	\$1,300,000	\$8,050,000	82	81	1 2 3	2 5		7 7		5				2 3	2 3					10 38			
Lemon Street Apartments 481-491 Lemon Street Orange, CA 92866	Family	HOME Housing Set-Aside	2001	2056	\$69,000	\$207,000	\$276,000	6	6	1 2 3									2	4								
OHDC/Orange Rotary Senior Plaza 235 West La Veta Avenue Orange, CA 92866 (nonprofit)	Elderly	HOME Housing Set-Aside	2004	2059	\$300,156	\$484,294	\$784,450	6	6	1 2 3									6									
Orange Garden Apartments 1931, 1941, & 2003 East Quincy Avenue Orange, CA 92867	Family	HOME	1997	2052	\$0	\$769,250	\$769,250	24	24	1 2 3									3 2	8 9	1 1							
Orchid Gardens 1051 N. Glassell Street Orange, CA 92866	Elderly	Density Bonus	1989	In Perpetuity	No Expenditures			33	17	1 2 3												17						
Parker Apartments		Housing Set-Aside								1																		

*HOME Units in red are considered both HOME and Set-Aside units

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											30%	40%	50%	55%	60%	80%	120%	50%	60%	80%	50%	80%	40%	50%	60%
161 North Parker Street Orange, CA 92868	Family		1995	2050	\$105,500	\$0	\$105,500	3	2	2															
Pixley Arms 537 West Almond Avenue Orange, CA 92866	Elderly	Housing Set-Aside Tax Credits OCHA Operating Reserve	1995	In Perpetuity	\$1,017,869	\$0	\$1,017,869	15	15	2			2											8	
Plaza Garden Apartments 1907, 1935, 1943, & 2003 East Monroe Avenue 1934, 1942, & 2002 East Quincy Avenue Orange, CA 92867	Family	Housing Set-Aside	1997	2052	\$1,215,750	\$0	\$1,215,750	56	56	1			14		14										
Rose Avenue Apartments 1743 East Rose Avenue Orange, CA 92867	Family	Housing Set-Aside HOME	1998	2053	\$128,077	\$164,604	\$292,681	6	6	2							6								
Serrano Woods 1820 East Meats Avenue Orange, CA 92865	Family	HOME In-Lieu Housing Funds Tax Credits	2013	2068	\$0	\$1,369,527	\$1,369,527	63	62	1			7		17		6							11	
Stonegate Senior Apartments 170 North Prospect Street Orange, CA 92869	Elderly	Housing Set-Aside Tax Credits	2004	2059	\$1,360,000	\$0	\$1,360,000	20	20	2					9	7									
Villa Modena Apartments 4431 East Marmon Avenue Orange, CA 92869	Family	HOME Housing Set-Aside	2001	2056	\$706,342	\$164,100	\$870,442	5	5	2							2								
Walnut Court 1519 East Walnut Avenue Orange, CA 92867	Family	Housing Set-Aside Tax Credits	1995	In Perpetuity	Total included w/ Pixley Project	\$0	Total included w/ Pixley Project	7	7	1														4	
Wilson Avenue Apartments I 1924 & 1934 East Wilson Avenue Orange, CA 92867	Family	Housing Set-Aside	2001	2056	\$978,615	\$0	\$978,615	20	20	1			20												
Wilson Avenue Apartments II 1844 East Wilson Avenue Orange, CA 92867	Family	HOME Housing Set-Aside	2004	2069	\$688,358	\$295,011	\$983,369	10	10	2			6				4								
Wilson Avenue Apartments III 1944 East Wilson Avenue Orange, CA 92867	Family	HOME Housing Set-Aside	2007	2062	\$314,019	\$1,145,574	\$1,459,593	10	10	1			1				9								
TOTAL					\$35,115,954	\$9,978,449	\$45,215,269	904	833		13	6	173	14	315	40	1	73	34	2	13	19	16	49	17

HSA and HOME Units
HSA Units Only
HOME or Other Units Only

Total Units by Income Level							
	30%	40%	50%	55%	60%	80%	120%
# Bedrooms	1	0	13	192	0	36	27
	2	6	7	91	7	318	26
	3	7	2	25	7	60	8
Total	13	22	308	14	414	61	1
Grand Total	833						

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Projects That Do Not Require Compliance										Comments
Casa Ramon Apartments 840 West Walnut Avenue Orange, CA 92868	Family	CSCDA Bonds	N/A	N/A	\$0	\$0	\$0	75	75	CSCDA Bond project, no compliance required.
Casa Del Rio 1740 East La Veta Avenue Orange, CA 92866	Disabled	Housing Set-Aside Section 811 Section 8	1987	2007	\$121,000	\$0	\$121,000	40	39	Affordability period has ended.
Citrus Village Family Apartments 500-555 North Citrus Street Orange, CA 92868	Family	Housing Set-Aside	1996	2006	\$750,000	\$0	\$750,000	47	22	Affordability period has ended.
Community Garden Towers 3919 W. Garden Grove Blvd. Orange, CA 92868	Elderly	CSCDA Bonds	N/A	N/A	\$0	\$0	\$0	333	333	CSCDA Bond project, no compliance required.
The Friendly Center Apartments 451-465 North Lemon Street Orange, CA 92866	Family	CDBG	1985	2011	\$0	\$0	\$0	8	8	CDBG-funded, no compliance required.
Orangevale Town Homes/Town & Country Apts. 1300 North Shaffer Street Orange, CA 92867	Family	CSCDA Bonds	N/A	N/A	\$0	\$0	\$0	60	60	CSCDA Bond project, no compliance required.
Palmyra Senior Apartments 301 South Glassell Street Orange, CA 92866	Elderly	Housing Set-Aside	1988	2003	\$610,657	\$0	\$610,657	50	10	Affordability period has ended.
Ronald McDonald House 383 South Batavia Street Orange, CA 92868	Family	Housing Set-Aside	1989	2004	\$169,000	\$0	\$169,000	20	10	Affordability period has ended.
Tan Tara Apartments 175 North Feldner Road Orange, CA 92868	Family	CSCDA Bonds	N/A	N/A	\$0	\$0	\$0	130	130	CSCDA Bond project, no compliance required.
Triangle Terrace 555 South Shaffer Street Orange, CA 92866	Elderly	None	N/A	N/A	\$0	\$0	\$0	75	75	No compliance required, City owns land.